

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**September 9, 2004**

**Commissioners present:**

Dave Johnson – Chair  
Brian Bigler  
Tia Peycheff  
Jacqueline Powers  
Donna Walther

**Staff present:**

Jim Cutts, Director  
Ron Hough, Planning Manager

**Others present:**

Council Member Martin Nelson, Liaison

**Commissioners absent:**

Patrick Decker  
Elisa Elliott

**SUMMARY OF THE SEPTEMBER 9, 2004, MEETING MINUTES**

**Comprehensive Plan Amendments (Continued Public Hearing)**

The Planning Commission finalized their recommendations for City Council actions on Kingsbury Mobile Home Park and the Implementation Program. The Commission will continue it's public hearing, on the City Center Plan until September 23<sup>rd</sup>, for further input and discussion.

**CALL TO ORDER**

Chair Johnson called this meeting to order at 7:01 pm. A quorum was present.

**APPROVAL OF MINUTES**

A motion was made to approve the August 26<sup>th</sup>, 2004 meeting minutes. It carried unanimously.

**CITIZEN COMMENTS**

None.

**COMMISSION MEMBER DISCLOSURES**

None.

**PUBLIC HEARINGS**

1. **Comprehensive Plan Amendments** – This public hearing on the City Center Plan began on August 26, 2004. Since the recommendation on these documents by the Oversight Committee will not be ready to present to the Commission until after September 9<sup>th</sup>, staff is recommending the Commission continue this hearing to September 23<sup>rd</sup>.

Chair Johnson made a motion to continue this public hearing until September 23<sup>rd</sup>, 2004, motion was passed.

## UNFINISHED BUSINESS

The Commission deliberated on the amendment proposals and arrived at the following recommendations to be forwarded to the City Council:

### 1. Comprehensive Plan Amendments

- a. **Kingsbury West Mobile Home Park** – This recommendation was postponed on August 26th because of the issue of proper notification from Mr. Palmer to the tenants at Kingsbury West. Walt Olson, attorney for Kingsbury West sent a letter to Greg Rubstello, the City Attorney. After Mr. Rubstello reviewed this letter and the Revised Codes of Washington, he e-mailed Mr. Hough with his opinion that Mr. Palmer acted appropriately in making application for a Comprehensive Plan change and followed the guidelines of the City of Lynnwood and the Planning Commission.

Mr. Hough told the Commission that Diane Stoltz, from Meadowdale Mobile Home Park wrote a letter opposing the Comprehensive Plan change.

The Commission asked staff if this Comprehensive Plan change is passed is there anything additional that can be done to address the needs of the seniors, the availability of the low cost housing and something that would protect them from becoming homeless or being displaced?

Commissioner Walther asked that staff study methods and procedures that could be taken to preserve mobile homes and low cost housing that would off set the potential negative effects.

Chair Johnson moved that the Planning Commission recommend to the City Council, the approval of the request to apply the high-density single family, SF-3, Comprehensive Plan designation to Kingsbury West Mobile Home Park and it's annex, along with the implementing high density single family RS-4 zoning.

*Roll call: Yes – Powers, Bigler, Johnson, Peycheff; No – Walther.*

*Motion carried.*

Commissioner Walther wanted to let the City Council know that there are concerns about dislocating the mobile home owners or the consequences of passage of this Comprehensive Plan designation.

- b. **Implementation Program Update** – Mr. Hough briefed the Commission that the Comprehensive Plan includes “measurable objectives” that include years, specific dates or other targets for completion. There were some minor wording changes that were explained to the Commission.

Commissioner Peycheff moved to support the recommendations of staff and it's related objectives to be adopted; Commissioner Powers seconded this.

Chair Johnson repeated that the motion was to forward a “do pass” recommendation to City Council and a vote was taken.

*Motion carried.*

- c. **City Center Plan** - This will be continued until September 23, 2004.

## **NEW BUSINESS**

None.

## **WORK SESSION**

None.

## **DIRECTOR'S REPORT & INFORMATION**

### **Recent and Scheduled City Council Actions:**

Planning Manager Hough provided an update of recent City Council activities, specifically:

#### **September 7, 2004**

**Comprehensive Plan Amendments** – Work session was conducted.  
Discussed College District and Mountlake Terrace MUGA issue.

#### **September 13, 2004**

**Comprehensive Plan Amendments** – Public Hearing.

#### **September 27, 2004**

**Comprehensive Plan Amendments** – Preliminary Decisions.

### **Other Comments:**

- ✱ **Shoreline Master Program Update**  
The Shoreline Master Program will not be one of this year's Comprehensive Plan amendments. The process requires a preliminary decision by the City Council, followed by review and approval by the Department of Ecology. Final adoption will be on the 2005 docket.
- ✱ **City Center Plan** – Continued hearing on tonight's agenda.
- ✱ **Mall Expansion** – Moving along, no serious issues.
- ✱ **College Parking** – Still working on this proposal. Hope to bring it back to City Council in October.

## **ADJOURNMENT**

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 7:44 pm.

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**Dave Johnson**, Chair